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Address: N8218 Ashberry Ave., Fond du Lac, WI 54937



Price: \$439,900	Lot Size: 150 x 216	Sq. Ft: 3405
Style: Ranch	Age: 1994	Taxes: \$6,502.83 –2017
Exterior: Cedar & Brick	Water Heater: Gas (40 Gallon)	Ave. Utility Cost: \$201/month
Schools: Lakeshore, Sabish, FDL High		Garage: 3 Car Attached (32' x 21')
Heat: Gas FA (New in '15)	Air: Central (New in '15)	Basement: Full -Partially Finished
Sanitary: Sewer	Water: Private Well	Flood Plain: No

Directions: Hwy 151 North to Deadwood Point Beach Rd., Left to Ashberry Ave., Left to Address.

Room Sizes:

Living Room: 20' x 19' (main)	MBR: 21' x 13'6" (main)
Kitchen: 18' x 16' (main)	Bedroom: 14' x 12' (main)
Dining Room: 13'6" x 13' (main)	Bedroom: 16' x 12' (main)
Dinette: 15' x 12' (main)	Bedroom: 12'8" x 12'3" (lower)
Sun Room: 15' x 12' (main)	Laundry: 12' x 8' (main)
Office: 18' x 12' (main)	Master Bath: 13'5" x 11'9" (main)
Bath: Full (main)	Bath: Half (main)
Bath: 3/4 (lower)	

Inclusions: Stove, Refrigerator, Microwave, Dishwasher, Garbage Disposal. Water softener, Reverse Osmosis Water System, Iron curtain. Central Vac – “as is” Seller has never used. Generator. \$10,000 Roof Allowance.

Exclusions: Swing set. Washer & Dryer. Sellers personal property

In our opinion the information shown on this sheet is true, but not guaranteed and is subject to change or correction.

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N8218 ASHBERRY AVE - TOWN OF TAYCHEEDAH

ADDITIONAL INFORMATION

150' FETT'S POND FRONTAGE! INCLUDES PIER!

VIEWS OF POND FROM KITCHEN/DINING/SUNROOM, GREAT ROOM, MASTER BEDROOM AND 2ND BEDROOM!

ALL NEW WINDOWS!

NEW FURNACE AND CENTRAL AIR!

WHOLE HOUSE GENERATOR IS INCLUDED!

RECENT ADDITION OF A 4TH BEDROOM SUITE WITH WALK-IN CLOSET, FULL BATH & EGRESS WINDOW IN LOWER LEVEL.

NEW WATER HEATER, NEW SUMP PUMP.

IRON CURTAIN, REVERSE OSOMIS SYSTEM

Desirable Split Design Ranch Home: *features Master Bedroom Suite located on opposite side of home from other two large main floor bedrooms.*

Kitchen/Dining: *This kitchen is a Chefs delight! 5x7 Island with Porcelain Counter top and a Kohler scrub sink. Cabinets galore! Snack bar, planning desk and all appliances included! Plus, an amazing view of the Pond!*

Formal Dining: *conveniently located right off the kitchen with vaulted ceiling and circle top window.*

Great Room: *features gas fireplace with ceramic surround and custom oak mantel with wood detail extended to ceiling and a circle top window. French doors on both sides of the fireplace lead to an impressive stone patio. Lighted plant shelf and surround sound wiring.*

4-Season Room: *features all windows overlooking the beautiful Pond! French door leads to the Patio!*

Master Bedroom Suite *features vaulted ceiling, large circle top window with window seat, new electric shade with remote, walk-in closet and large private bathroom with whirlpool tub, separate shower and extra-large vanity!*

Main Floor Second Bedroom *features recently added French door for convenient access to Patio.*

Main Floor Office: *features built-in book shelves.*

Main Floor Laundry: *features lots of cabinets and long counter to fulfill many tasks plus a sink and a closet.*

Patio: *Recently constructed! Stunning 2-tiered stone Patio with built-in lighting!*

Seller is including a \$10,000 roof allowance.